

TABLE OF CONTENTS

ARTICLE	I	INTENT, PURPOSES AND METHODS	4
Sec. 1		STATEMENT OF PURPOSE	4
Sec. 2		COMPREHENSIVE ZONING ORDINANCE: SHORT TITLE	4
ARTICLE	II	DEFINITIONS	5
Sec. 1		GENERAL	5
Sec. 2		TERMS DEFINED	5
ARTICLE	III	ZONING DISTRICTS	24
Sec. 1		DESIGNATION OF DISTRICTS	24
Sec. 2		ZONING DISTRICTS MAPS	25
Sec. 3		REPLACEMENT OF OFFICIAL ZONING DISTRICT MAPS	25
Sec. 4		ANNEXED AREAS	25
Sec. 5		WATER AREAS	26
Sec. 6		DISTRICTING OF VACATED WAYS & RAILROAD RIGHT-OF-WAY	26
Sec. 7		BOUNDARIES OF DISTRICTS	26
ARTICLE	IV	GENERAL PROVISIONS	28
Sec. 1		CONFLICTING REGULATIONS	28
Sec. 2		SCOPE	28
Sec. 3		TIME LIMIT	28
Sec. 4		PLATTING OF UNPLATTED LAND	28
Sec. 5		NUISANCES	28
Sec. 6		EXCLUSIONS FROM HEIGHT LIMITS	28
Sec. 7		AIRPORT RESTRICTIONS	29
Sec. 8		NATURAL RESOURCES AND MINERALS	29
Sec. 9		GARAGE/YARD SALES RESTRICTIONS	29
ARTICLE	V	SPECIAL USES	30
Sec. 1		OBJECTIVES	30
Sec. 2		SPECIAL USES AS SECONDARY CLASSIFICATIONS	30
Sec. 3		SPECIAL USE DESIGNATIONS	30
Sec. 4		DISTRICT LIMITATIONS	32
Sec. 5		PROCEDURE	32
Sec. 6		DISCONTINUANCE OF SPECIAL USE	36
ARTICLE	VI	FLOOD HAZARD PROTECTION	37
Sec. 1		STATUTORY AUTHORIZATION	37
Sec. 2		STATEMENT OF PURPOSE	37
Sec. 3		DEFINITIONS	37
Sec. 4		DUTIES OF THE ADMINISTRATOR	41
Sec. 5		REGULATORY FLOOD ELEVATION	42
Sec. 6		IMPROVEMENT LOCATION PERMIT	43
Sec. 7		PREVENTING INCREASED DAMAGES	45
Sec. 8		PROTECTING BUILDINGS	46
Sec. 9		OTHER DEVELOPMENT REQUIREMENTS	50
Sec. 10		VARIANCES	51
Sec. 11		DISCLAIMER OF LIABILITY	52

Sec. 12		VIOLETIONS	52
Sec. 13		ABROGATION AND GREATER RESTRICTIONS	52
Sec. 14		SEPARABILITY	53
Sec. 15		EFFECTIVE DATE	53
ARTICLE	VII	RECREATION AND CONSERVANCY “CON” DISTRICT	54
Sec. 1		USE REGULATIONS	54
Sec. 2		SPECIAL USES	54
Sec. 3		LOT SIZE	54
Sec. 4		SET BACK REQUIREMENTS	54
Sec. 5		BUILDING HEIGHT	55
Sec. 6		FLOOR AREA	55
Sec. 7		OFF STREET PARKING	55
Sec. 8		SIGNS	55
ARTICLE	VIII	AGRICULTURAL “A” DISTRICT	56
Sec. 1		USE REGULATIONS	56
Sec. 2		SPECIAL USES	56
Sec. 3		LOT SIZE	56
Sec. 4		SET BACK REQUIREMENTS	56
Sec. 5		BUILDING HEIGHT	57
Sec. 6		FLOOR AREA	57
Sec. 7		OFF STREET PARKING	57
Sec. 8		SIGNS	57
ARTICLE	IX	ONE FAMILY DWELLING “R-1, “R-1A”, “R-1B”, “R-1C”, “R-1D”,	58
		DISTRICTS	
Sec. 1		USE REGULATIONS	58
Sec. 2		SPECIAL USES	58
Sec. 3		LOT SIZE	58
Sec. 4		SET BACK REQUIREMENTS	58
Sec. 5		BUILDING HEIGHT	58
Sec. 6		FLOOR AREA	58
Sec. 7		OFF STREET PARKING	59
Sec. 8		SIGNS	59
ARTICLE	X	MULTIPLE-FAMILY “R-2” DISTRICT	60
Sec. 1		USE REGULATIONS	60
Sec. 2		SPECIAL USES	60
Sec. 3		LOT SIZE	60
Sec. 4		SET BACK REQUIREMENTS	60
Sec. 5		BUILDING HEIGHT	60
Sec. 6		FLOOR AREA	60
Sec. 7		OFF STREET PARKING	61
Sec. 8		SIGNS	61
ARTICLE	X (A)	MULTIPLE FAMILY “R-2A”	62
Sec. 1		USE REGULATIONS	62
Sec. 2		SPECIAL USES	62
Sec. 3		LOT SIZE	62
Sec. 4		SET BACK REQUIREMENTS	62

Sec. 5		BUILDING HEIGHT	62
Sec. 6		FLOOR AREA	62
Sec. 7		OFF STREET PARKING	63
Sec. 8		SIGNS	63
ARTICLE	X(B)	MULTIPLE FAMILY “R-2B” APARTMENT DISTRICT	64
Sec. 1		USE REGULATIONS	64
Sec. 2		SPECIAL USES	64
Sec. 3		LOT SIZE	64
Sec. 4		SET BACK REQUIREMENTS	64
Sec. 5		BUILDING HEIGHT	64
Sec. 6		FLOOR AREA	65
Sec. 7		OFF STREET PARKING	65
Sec. 8		SIGNS	65
ARTICLE	XI	RESORT “R-3” DISTRICT	66
Sec. 1		USE REGULATIONS	66
Sec. 2		SPECIAL USES	66
Sec. 3		LOT SIZE	67
Sec. 4		SET BACK REQUIREMENTS	67
Sec. 5		BUILDING HEIGHT	67
Sec. 6		FLOOR AREA	67
Sec. 7		OFF STREET PARKING	67
Sec. 8		SIGNS	67
ARTICLE	XII	RESIDENTIAL OFFICE –“R-O” DISTRICT	68
Sec. 1		USE REGULATIONS	68
Sec. 2		SPECIAL USES	68
Sec. 3		LOT SIZE	68
Sec. 4		SET BACK REQUIREMENTS	68
Sec. 5		BUILDING HEIGHT	68
Sec. 6		FLOOR AREA	68
Sec. 7		OFF STREET PARKING	69
Sec. 8		SIGNS	69
ARTICLE	XII (A)	MOBILE HOME PARK “R-MH” DISTRICT	70
Sec. 1		PURPOSE OF DISTRICT	70
Sec. 2		USE REGULATIONS	70
Sec. 3		LIMITATIONS OF USES	70
Sec. 4		APPROVAL OF MOBILE HOME PARK PLAN ESTABLISHMENT OF “R-MH” DISTRICT	71
Sec. 5		SPECIAL USES	71
Sec. 6		LOT SIZE	71
Sec. 7		SET BACK REQUIREMENTS	71
Sec. 8		BUILDING HEIGHT	71
Sec. 9		FLOOR AREA	71
Sec. 10		OFF-STREET PARKING	71
Sec. 11		SIGNS	71
ARTICLE	XII (B)	PLANNED UNIT DEVELOPMENT (PUD)	72
Sec. 1		PURPOSE AND INTENT	72

Sec. 2		GENERAL REQUIREMENTS	72
Sec. 3		APPLICATION PROCEDURE	72
Sec. 4		FILING FEE	73
Sec. 5		NOTICE OF PUBLIC HEARING	73
Sec. 6		AREA PLAN COMMISSION ACTION	73
Sec. 7		COUNTY COMMISSIONERS ACTION	73
Sec. 8		SUBMISSION OF SUBDIVISION PLAT	73
ARTICLE	XII(C)	DEVELOPMENT PLANS	76
Sec. 1		INTENTION OF ARTICLE	76
Sec. 2		DESIGNATION OF DISTRICTS REQUIRING DEVELOPMENT PLANS	76
Sec. 3		PROCEDURE	77
Sec. 4		STANDARD OF REVIEW	77
Sec. 5		DEVELOPMENT STANDARDS	77
Sec. 6		APPLICATION TO SUBDIVISIONS AND PLANNED UNIT DEVELOPMENTS	78
Sec. 7		VOLUNTARY UTILIZATION OF DEVELOPMENT PLANS IN CONJUNCTION WITH APPLICATION FOR AMENDMENT OF THE ZONING MAPS (REZONING)	78
ARTICLE	XIII	NEIGHBORHOOD COMMERCIAL – “C-1” DISTRICT	79
Sec. 1		INTENTION OF DISTRICT	79
Sec. 2		ESTABLISHMENT AND CONDUCT OF USES	79
Sec. 3		PERMITTED USES	79
Sec. 4		SPECIAL USES	80
Sec. 5		LOT SIZE	80
Sec. 6		SET BACK REQUIREMENTS	80
Sec. 7		BUILDING HEIGHT	80
Sec. 8		FLOOR AREA	80
Sec. 9		OFF STREET PARKING	81
Sec. 10		SIGNS	81
ARTICLE	XIV	COMMUNITY COMMERCIAL – “C-2” DISTRICT	82
Sec. 1		INTENTION OF DISTRICT	82
Sec. 2		ESTABLISHMENT AND CONDUCT OF USES	82
Sec. 3		PERMITTED USES	82
Sec. 4		SPECIAL USES	83
Sec. 5		LOT SIZE	83
Sec. 6		SET BACK REQUIREMENTS	83
Sec. 7		BUILDING HEIGHT	83
Sec. 8		FLOOR AREA	83
Sec. 9		OFF STREET PARKING	83
Sec. 10		SIGNS	83
ARTICLE	XV	HIGHWAY COMMERCIAL – “C-3” DISTRICT	84
Sec. 1		INTENTION OF DISTRICT	84
Sec. 2		ESTABLISHMENT AND CONDUCT OF USES	84
Sec. 3		PERMITTED USES	84
Sec. 4		SPECIAL USES	86
Sec. 5		LOT SIZE	86

Sec. 6		SET BACK REQUIREMENTS	86
Sec. 7		BUILDING HEIGHT	86
Sec. 8		FLOOR AREA	86
Sec. 9		OFF STREET PARKING	86
Sec. 10		SIGNS	87
ARTICLE	XVI	GENERAL COMMERCIAL “C-4” DISTRICT	88
Sec. 1		INTENTION OF DISTRICT	88
Sec. 2		ESTABLISHMENT AND CONDUCT OF USES	88
Sec. 3		PERMITTED USES	88
Sec. 4		SPECIAL USES	89
Sec. 5		LOT SIZE	89
Sec. 6		SET BACK REQUIREMENTS	89
Sec. 7		BUILDING HEIGHT	89
Sec. 8		FLOOR AREA	90
Sec. 9		OFF STREET PARKING	90
Sec. 10		SIGNS	90
ARTICLE	XVII	WATERFRONT RECREATIONAL – “W-R” DISTRICT	91
Sec. 1		USE REGULATIONS	91
Sec. 2		SPECIAL USES	91
Sec. 3		LOT SIZE	91
Sec. 4		SET BACK REQUIREMENTS	91
Sec. 5		BUILDING HEIGHT	92
Sec. 6		FLOOR AREA	92
Sec. 7		OFF STREET PARKING	92
Sec. 8		SIGNS	92
ARTICLE	XVIII	WATERFRONT INDUSTRIAL – “W-I” DISTRICT	93
Sec. 1		USE REGULATIONS	93
Sec. 2		SPECIAL USES	93
Sec. 3		LOT SIZE	94
Sec. 4		SET BACK REQUIREMENTS	94
Sec. 5		BUILDING HEIGHT	94
Sec. 6		FLOOR AREA	94
Sec. 7		OFF STREET PARKING	94
Sec. 8		SIGNS	94
ARTICLE	XIX	LIGHT INDUSTRIAL “M-1” DISTRICT	95
Sec. 1		USE REGULATIONS	95
Sec. 2		SPECIAL USES	98
Sec. 3		LOT SIZE	98
Sec. 4		SET BACK REQUIREMENTS	98
Sec. 5		BUILDING HEIGHT	98
Sec. 6		FLOOR AREA	98
Sec. 7		OFF STREET PARKING	99
Sec. 8		SIGNS	99
ARTICLE	XX	GENERAL INDUSTRIAL “M-2” DISTRICT	100
Sec. 1		PRINCIPAL PERMITTED USES	100
Sec. 2		SPECIAL USES	105

Sec. 3		LOT SIZE	105
Sec. 4		SET BACK REQUIREMENTS	105
Sec. 5		BUILDING HEIGHT	105
Sec. 6		FLOOR AREA	105
Sec. 7		OFF STREET PARKING	106
Sec. 8		SIGNS	106
ARTICLE	XX (A)	SOLID WASTE DISPOSAL FACILITY “M-3” DISTRICT	107
Sec. 1		USE REGULATIONS	107
Sec. 2		SPECIAL USES	107
Sec. 3		AREA	107
Sec. 4		YARDS	107
Sec. 5		HEIGHT	107
Sec. 6		DEFINITIONS	108
Sec. 7		APPLICATION PROCEDURE	112
Sec. 8		NON CHANGING OR USAGE, ABANDONMENT AND EXPIRATION	112
ARTICLE	XXI	DEVELOPMENT REGULATIONS	113
Sec. 1		BASIC STANDARDS	113
Sec. 2		STANDARDS FOR CONSTRUCTION OF IMPROVEMENTS	113
Sec. 3		FRONT YARD	113
Sec. 4		SIDE YARDS	114
Sec. 5		REAR YARD	115
Sec. 6		ADDITIONAL PROVISIONS AND MODIFICATIONS TO YARD REQUIREMENTS	115
ARTICLE	XXII	OFF STREET PARKING AND LOADING	117
Sec. 1		PURPOSE	117
Sec. 2		AMOUNT OF OFF STREET PARKING	117
Sec. 3		DIMENSIONS OF PARKING SPACES	118
Sec. 4		MIXED USES	118
Sec. 5		COLLECTIVE PARKING FACILITIES	119
Sec. 6		OFF STREET LOADING	119
Sec. 7		OFF STREET PARKING LOTS IN RESIDENTIAL DISTRICTS	119
ARTICLE	XXIII	NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES AND NON-CONFORMING USES OF STRUCTURES AND PREMISES	122
Sec. 1		NON-CONFORMING LOTS OF RECORD	122
Sec. 2		LEGAL NON-CONFORMING USES OF LAND	122
Sec. 3		LEGAL NON-CONFORMING STRUCTURES	122
Sec. 4		LEGAL NON-CONFORMING USES OF STRUCTURES	123
Sec. 5		REPAIRS AND MAINTENANCE	124
Sec. 6		USES UNDER SPECIAL USE PROVISIONS NOT NON-CONFORMING USES	124
ARTICLE	XXIV	ADMINISTRATION	125
Sec. 1		ENFORCEMENT	125
Sec. 2		IMPROVEMENT LOCATION PERMIT	125
Sec. 3		APPLICATION FOR IMPROVEMENT LOCATION PERMIT	125

Sec. 4		EXPIRATION OF IMPROVEMENT LOCATION PERMITS	126
Sec. 5		CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATION, PLANS, PERMITS	126
Sec. 6		FEES AND EXPENSES FOR NOTICE	126
ARTICLE	XXV	AMENDMENTS	127
Sec. 1		GENERAL	127
Sec. 2		AREA FOR REZONING	127
Sec. 3		PLAN COMMISSION INITIATION	127
Sec. 4		BASIS FOR RECOMMENDATIONS	127
Sec. 5		CONDITIONAL REZONING	128
Sec. 6		TIME LIMIT ON PETITIONS	128
ARTICLE	XXVI	VARIANCES	129
Sec. 1		BOARD OF ZONING APPEALS	129
Sec. 2		REQUIREMENTS FOR VARIANCES	129
Sec. 3		GRANT OF VARIANCE	130
Sec. 4		CONDITIONS AND LIMITATIONS	130
Sec. 5		TIME LIMIT	130
ARTICLE	XXVI (A)	ON-PREMISE SIGNS	131
Sec. 1		PURPOSE	131
Sec. 2		PLACEMENT	131
Sec. 3		EXEMPTIONS	131
Sec. 4		MAINTENANCE AND REMOVAL	132
Sec. 5		TEMPORARY SIGN PERMITS	132
Sec. 6		PROHIBITED SIGNS	133
Sec. 7		PROVISIONS FOR THEATERS	133
Sec. 8		PERMITTED USES BY DISTRICT	134
ARTICLE	XXVI(B)	OUTDOOR ADVERTISING DISPLAYS/OFF – PREMISE SIGNS/ BILLBOARDS	135
Sec. 1		PURPOSE	135
Sec. 2		PLACEMENT	135
Sec. 3		MAINTENANCE AND REMOVAL	135
Sec. 4		PROHIBITIONS	136
Sec. 5		PERMITTED SIGNS BY DISTRICT	136
ARTICLE	XXVII	MINIMUM RESIDENTIAL FLOOR AREA- SPECIFIED DISTRICTS	137
Sec. 1		MINIMUM FLOOR AREA	137
ARTICLE	XXVIII	INTERPRETATION, PURPOSE AND CONFLICT	138
ARTICLE	XXIX	VALIDITY	139
ARTICLE	XXX	SAVING CLAUSE	140
ARTICLE	XXXI	REPEALS	141

ARTICLE	XXXII	VIOLATION AND PENALTIES	142
Sec. 1		VIOLATIONS	142
Sec. 2		INJUNCTION	142
Sec. 3		DAMAGES	142
Sec. 4		PENALTY	143
Sec. 5		APPOINTMENT OF HEARING OFFICER	143
ARTICLE	XXXIII	ENACTMENT	144